



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Anthony Tiagonce  
DOCKET NO.: 17-02554.001-R-1  
PARCEL NO.: 15-16-312-028

The parties of record before the Property Tax Appeal Board are Anthony Tiagonce, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$48,420  
**IMPR.:** \$126,281  
**TOTAL:** \$174,701

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a two-story dwelling of wood siding exterior construction with 2,774 square feet of living area. The dwelling was constructed in 1991. Features of the home include a partial basement with finished area, central air conditioning, one fireplace and a 670 square foot attached garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on seven comparable sales located within .60 of a mile from the subject. The comparables are situated on sites ranging in size from 10,293 to 16,220 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built from 1988 to 1991. The dwellings range in size from 2,618 to 2,996 square feet of living area. Each comparable has

a partial basement with three having finished area, central air conditioning and a garage ranging in size from 441 to 693 square feet of building area. Six comparables each have one fireplace. The appellant also submitted a Multiple Listing Service sheet associated with the sale of comparable #5 that indicated it was a "recent rehab". The comparables sold from January 2016 to May 2017 for prices ranging from \$465,000 to \$564,000 or from \$160.71 to \$190.35 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$174,701. The subject's assessment reflects an estimated market value of \$527,002 or \$189.98 per square foot of living area, including land, when applying the 2017 three-year average median level of assessment for Lake County of 33.15%.

In support of the subject's assessment, the board of review submitted information on eight comparable sales located within .375 of a mile of the subject. The comparables are situated on sites ranging in size from 8,712 to 17,387 square feet of land area and are improved with two-story dwellings of wood siding exterior construction that were built from 1990 to 1994. The dwellings range in size from 2,549 to 2,963 square feet of living area. The comparables each have a partial or a full basement, with five having finished area; central air conditioning and a garage ranging in size from 420 to 713 square feet of building area. Seven comparables each have one fireplace. The comparables sold from May 2016 to October 2018 for prices ranging from \$515,000 to \$595,000 or from \$185.64 to \$210.58 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted 15 comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #2, #3 and #7 along with board of review comparables #1, #3, #4 and #5 due to their unfinished basements when compared to the subject and/or remote sale date in 2018 which is not as proximate in time to the assessment date at issue as other sales in the record.

The Board finds the best evidence of the subject's market value to be the seven remaining comparable sales in the record as these properties sold proximate in time to the January 1, 2017 assessment date and are more similar to the subject in design, age, dwelling size and features as each have finished basement area. The comparables sold from January 2016 to December 2017 for prices ranging from \$465,000 to \$595,000 or from \$177.62 to \$210.58 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$527,002 or \$189.98 per square foot of living area including land, which falls within the range

established by the best comparables sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and therefore, a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: May 26, 2020



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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COUNTY

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